177.0	0009	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,314,100 / 1,314,100
					USE VALUE:	1,314,100 / 1,314,100
					ASSESSED:	1,314,100 / 1,314,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALKER EDWARD F& SUZANNE L/TRS
Owner 2:	EDWARD F WALKER LIVING TRUST
Owner 3:	
Street 1:	14 JACKSON RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	WALKER EDWARD FRANKLIN & -
Owner 2:	WALKER SUZANNE LEVY -
Street 1:	35 AVOLA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2870 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	872,400	700	441,000	1,314,100
Total Card	0.161	872,400	700	441,000	1,314,100
Total Parcel	0.161	872,400	700	441,000	1,314,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.81 | /Parcel: 457.8

Legal Description

User Acct 120158

GIS Ref

GIS Ref

Insp Date 09/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0009-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	872,400	700	7,000.	441,000	1,314,100	1,314,100	Year End Roll	12/18/2019
2019	101	FV	655,700	700	7,000.	434,700	1,091,100	1,091,100	Year End Roll	1/3/2019
2018	101	FV	650,400	700	7,000.	333,900	985,000	985,000	Year End Roll	12/20/2017
2017	101	FV	650,400	700	7,000.	315,000	966,100	966,100	Year End Roll	1/3/2017
2016	101	FV	650,400	700	7,000.	289,800	940,900	940,900	Year End	1/4/2016
2015	101	FV	623,300	700	7,000.	270,900	894,900	894,900	Year End Roll	12/11/2014
2014	101	FV	233,900	700	7,000.	249,500	484,100	484,100	Year End Roll	12/16/2013
2013	101	FV	181,800	700	7,000.	249,500	432,000	432,000		12/13/2012

!13943!

PRINT

Date	Time
12/11/20	03:49:56

LAST REV

Date	Time
10/02/18	14:45:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13943

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER EDWARD F	65283-491		4/29/2015	Convenience	1	No	No		
WALKER EDWARD F	63499-130		4/16/2014	Convenience	1	No	No		
MAHONEY WILLIAM	63160-463		1/9/2014		899,000	No	No		
BOURGEOIS ALLEN	61759-312		5/8/2013	Change>Sale	412,500	No	No		
CARRABINO JOSEP	61034-465		1/23/2013	Family	10	No	No		
	13521-148		8/1/1978		62,000	No	No		Virginia M Carrabino dod 5/19/12

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2013	981	Addition	92,000					
5/30/2013	774	Manual	6,000	C				
11/19/2010	2324	Re-Roof	7,200					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	HS	Hanne S
5/21/2015	SQ Returned	EMK	Ellen K
4/10/2014	Measured	PC	PHIL C
7/17/2013	Measured	JBS	JOHN S
7/16/2013	Info Fm Prmt	EMK	Ellen K
6/20/2013	Info Fm Prmt	EMK	Ellen K
10/15/2008	Meas/Inspect	345	PATRIOT
1/3/2000	Meas/Inspect	243	PATRIOT
7/13/1993		JC	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120158
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	6									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 441,000	Spl Credit		Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07067311
Const Adj.:	1.49985003
Adj $ / SQ:	200.731
Other Features:	127507
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	914508
Depreciation:	42067
Depreciated Total:	872441

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

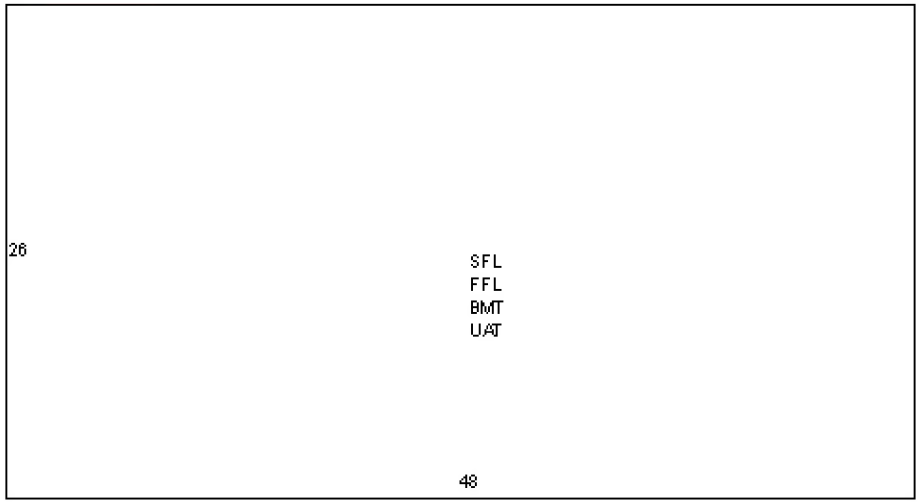
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	242.88
Special Features:	0	Val/Su Net:	215.09
Final Total:	872400	Val/Su SzAd	349.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	81.900	102,209
FFL	First Floor	1,248	200.730	250,512
SFL	Second Floor	1,248	200.730	250,512
UAT	Upper Attic	312	80.290	25,051

Net Sketched Area: 4,056 | Total: 628,284

Size Ad 2496 | Gross Are 4992 | FinArea 2870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0009-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X22	A	AV	1960	3.25	T	40.8	101			700			700

More: N | Total Yard Items: 700 | Total Special Featues: | Total: 700